

GOVERNMENT OF ANDHRA PRADESH

**ABSTRACT**

Town Planning – Kovvur Municipality - Change of land use from Residential Use to Commercial use in R.S. No. 782/1, 2 and 794 to an extent of 1039 Sq. Yds of Kovvur Town - Draft variation – Confirmed – Orders – Issued

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT**

**G.O.Ms.No.444**

**Dated: 30-11-2012.**

**Read the following:-**

- 1) GO.Ms.No.1038, MA dated:18.12.1978.
- 2) From the Director of Town and Country Planning, Hyderabad Letter Roc.No.2964/2012/R, dt:18.04.2012.
- 3) From the Director of Town & Country Planning, Hyderabad Lr.Ro.No.2964/2012/R, dated 26.09.2012.
- 4) Govt. Memo No.9980/H1/2012-2, dated 03.10.2012.
- 5) Commissioner of Printing, A.P. Extraordinary Gazette No.555, Part-I, dt:11-10-2012.
- 6) From the Commissioner, Kovvur Municipality Lr.Roc.No.590/2012-G1, dt. 21.11.2012.

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**ORDER:-**

The draft variation to the Kovvur General Town Planning Scheme to the Master Plan which was sanctioned in G.O.Ms.No.1038 MA., dated:18.12.1978 was issued in Government Memo. No.9980/H1/2012-2, Municipal Administration & Urban Development Department, dated 03.10.2012 and published in the Extraordinary issue of A.P. Gazette No. 555, Part-I, dated:11-10-2012. No objections and suggestions have been received from the public within the stipulated period. The Commissioner, Kovvur Municipality, Kovvur in his letter dated:21-11-2012 has informed that the applicant has paid an amount of Rs.5,214/-(Rupees Five thousand Two hundred and Fourteen only) towards Conversion charges as per G.O.Ms.No.158 MA.,dated:22-03-1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**B.SAM BOB**

**PRINCIPAL SECRETARY TO GOVERNMENT(UD)**

To  
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.  
The Director of Town and Country Planning, Hyderabad.  
The Regional Deputy Director of Town Planning, Rajahmundry.  
The Commissioner, Kovvur Municipality, Kovvur.

Copy to:

The individual through the Commissioner, Kovvur Municipality, Kovvur.  
The District Collector, West Godavari District.  
SF/SC.

**//FORWARDED:BY:ORDER//**

**SECTION OFFICER**

**APPENDIX**

**NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Kovvur Town, the same having been previously published in

the Extraordinary issue of Andhra Pradesh Gazette No.555, Part-I, dated:11.10.2012 as required by clause (b) of the said section.

### **VARIATION**

The site in R.S.No. 782/1,2 & 794 to an extent of 1039 Sq. yards of Kovvur town and the boundaries of which are as shown in the schedule here to and which is earmarked for Residential use in the General Town Planning Scheme (Master plan) of Kovvur sanctioned in G.O. Ms. No.1038 MA., dt. 18.12.1978 is now designated for Commercial use by variation of change of land use based on the Council Resolution No. 214, dated 19.03.2012 as marked as "A, B, C, D, E, F, G, H" in the revised part proposed land use map G.T.P. 35/2012/R available in the Municipal Office, Kovvur Municipality, **subject to the following conditions:**

1. The existing building shall conform to the parking and other norms prescribed for commercial building.
2. The applicant shall obtain prior approval from the Competent Authority for future development.
3. The applicant shall handed over the effected in the Master Plan road (service road) as shown in the plan through registered gift deed at free of cost.
4. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

### **Schedule of Boundaries**

North : Property of Smt. K. Sudharani and  
Sri Ch. Bala Srinivas.

East : Existing 100'-0" wide road.

South : Uppulurivari site.

West : Site of Sri U. Prakasa Rao and Rambabu  
and site of Smt. V. Divyamala.

**B.SAM BOB**  
**PRINCIPAL SECRETARY TO GOVERNMENT(UD)**

**SECTION OFFICER**